

1 REPLACEMENT HOUSING FOR
2 HARRIS HEIGHTS PHASE 1A
3 FORT SAM HOUSTON, TEXAS

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7 IN RE: PRE-PROPOSAL CONFERENCE

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11 HELD AT THE NCO CLUB, BEXAR BALLROOM,
12 FORT SAM HOUSTON, TEXAS
13 ON THURSDAY, MAY 16, 2002,
14 BETWEEN THE HOURS OF 1:12 AND 2:10 P.M.

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21 SPEAKERS:

22 STEVE WRIGHT, PROJECT MANAGER
23 ARTURO SOSA, PROJECT ARCHITECT
24 BARBARA ZIMMER, CONTRACT MANAGER
25 PATTY MURPHY, CONSTRUCTION MANAGER

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1 (Proceedings began at 1:12 p.m.)

2 MR. WRIGHT: We'll get kicked off
here.

3 My name is Steve Wright. I'm the project manager
from

4 the Fort Worth District Corps of Engineers for this
5 project, the replacement housing for Harris Heights
here

6 at Fort Sam Houston. This project was inserted into
the

7 fiscal year 2002 Army Family Housing Program through
8 congressional action, so we first got direction to
kick

9 the project off in about the November time frame.
We've

10 been putting together the package since that time
and

11 getting it ready for advertising, trying to present
out

12 there a good understanding of what the customer,
Fort

13 Sam Houston, is looking for in this project.

14 The Corps of Engineers is designated
as

15 the design and construction agent for this project
and

16 will administer the contract upon award. We're very
17 excited to be here today. We enjoy these types of
18 projects. We enjoy the work here at Fort Sam
Houston,

19 servicing this customer. And we're glad to have an
20 opportunity to try and get a better understanding of
the

1 some of the players on our side. Probably two-
thirds of

2 the folks in the room are -- are government
participants

3 in this project, and -- so I'll just skip through
some

4 of the people here. First, in the back of the room
is

5 Al Taylor. Al is the current housing chief, chief
of

6 the housing section here at Fort Sam Houston. So he
is

7 our -- one of our primary customer contacts there.

8 Also seated back there is Ed Dager,
who's

9 with the housing office also and has been involved
in

10 the project since we started putting it together.
We

11 also have Charles O'Dell, who will be the project
12 engineer from the corps construction office here at
Fort

13 Sam Houston. And with our acquisition group from
Fort

14 Worth, Barbara Zimmer is our contract specialist
15 involved in this project.

16 Arturo Sosa here in the front is our
lead

17 architect. Next to Arturo is Patty Murphy from the
18 construction management group up in the Fort Worth

19 district. And then John Oblack is our engineer
manager

20 for the project.

21
management

So we've got most of the key

22 and RFP development folks that are involved here
with us

23 today and hopefully answer your questions and maybe
our

24 intent for the project. I think there is a sign-in

25 sheet, and I don't know if it's going around or if
it's

1 up front.

2 MS. ZIMMER: Each table has one.

3 MR. WRIGHT: Okay. If you'll get your

4 names recorded there, we'd appreciate that. The

agenda

5 that we'll follow today is up at the front here.

Arturo

6 will go through a project overview. Barbara will

talk

7 about the acquisition process and the proposal

8 requirements and the evaluation process that we'll

go

9 through. Patty Murphy will go through some of the

10 contract administration items, primarily those

things

11 after award. And then we'll open for a question

12 period.

13 We have a number of questions that

were

14 submitted in advance, and we'll go through those.

Those

15 that we received far enough in advance we have

answers

16 to. Some we received yesterday and today. If we

have

17 an answer, we will answer the question. Otherwise

we

18 will just get the answer out -- just post it to the

Web

19 sometime in the next few days. And then anything

that

20 we answer that changes the documents -- I think

Barbara

21 will go into a little more detail -- will come out
by

22 amendment. It's those amendments that are key to
your

23 proposal requirements.

24 We'll take some time to do a site
visit.

25 I think some of you probably took the opportunity
before

1 the conference to walk around a little bit and see
2 what's out there, but we'll allow probably about an
hour
3 time frame for this process, for folks to go out.
We
4 will position ourselves somewhere out there that we
can
5 discuss any issues that you might have. Anything
6 discussed out on the site doesn't get entered into
the
7 record unless you bring it back here and enter it
and
8 discuss it. So that follow-up period would add
another
9 question session where you can get any discussions
that
10 went on out there entered into the record back here.

11 We do have a court reporter here
today,
12 so when you -- any questions that are fielded from
the
13 floor or any discussions, if you would, speak
loudly.
14 She will let us know if she's not able to hear. You
may
15 have to come forward to talk through the microphone.

16 This project is for replacement of
17 housing in the Harris Heights area; however, the
housing
18 units are going to be located out here adjacent to
19 what's called the Patch-Chaffee housing. That
leaves, I

20 think, the obvious question of what happens to the
21 houses that we're vacating when we move into those
by
22 demolition. Demolition is not a part of this
contract
23 package. That will be handled with a separate
package
24 onto -- to this contract. So it's -- we appraised
25 that.

about 1 I think there were some questions

One of 2 the construction cost limitation on the project.

3 the adjustments that will be being made is that the
4 \$10 million construction cost limitation, which also
5 includes your design phase, is going to be adjusted
6 downward to about 9.3 million. That has to do with

--

part 7 The 10 million includes the demolition that's not
8 of this package, so we will be amending that to
9 something closer to 9.3 million.

10 With that, I think we're ready to get
11 into the project overview. Arturo?

12 PROJECT OVERVIEW

13 MR. SOSA: Okay. There has been
14 questions as to the construction site -- where it's
15 located, Hardee or Harvey Road, so maybe this will
16 help. The construction site is east of S-23 and
west on
17 Forage Avenue. It's not even as far as that, Forage
18 Avenue. The job is in there. The yellow is a site.

19 This site has been excluded from construction
because of

from 20 contamination up here, so that leaves you from --

at 21 this edge to here and then about an acre and a half

22 that end towards Hardee.

23 Okay. Layout of the site should
mirror

24 Patch-Chaffee -- service roads, the density. Keep
it

25 consistent. The southern portion of the site
between

1 Road S-23, Wilson Street, and Taylor Street have
been
2 determined to have environmental issues and have
been
3 eliminated from the project as available for the
4 construction of the houses. That's that red area
that
5 we covered.

6 Additional site amenities include
picnic
7 tables and grills at the tot lots, half court
basketball
8 courts, new sidewalks in existing housing area as
well
9 as the new sidewalks. No on-street parking will be
10 allowed on the service road. Provide buffer
screening,
11 landscape or berms, along the eastern perimeter of
the
12 housing area.

13 Proposers may encounter during
demolition
14 subsurface structures that may have been abandoned
in
15 place. For example, I believe there's a swimming
pool
16 in there that might or might not have been removed.

17 Newly-constructed units will replace
70
18 existing housing units from the Harris Heights
19 community, Harris Heights community further east.
But

20 that's off -- I don't know if it's off of that page.

21 Demolition of the existing housing
units

22 at Harris Heights will be under a separate contract.

23 The existing land use category will need to be
revised

24 to a family housing category. The proposed site for
new

25 housing is adjacent to the National Historic
Landmark

to 1 District. The new housing units will be constructed
2 preserve Fort Sam Houston historic heritage in
3 accordance with the Fort Sam Houston design guide.
4 Excerpts from the design guide are in the RFP.

5 There are 70 housing units to be
6 constructed. 20 are Senior NCO single or two-story,
7 three-bedroom detached houses and 50 Junior NCO one
or 8 two-story, four-bedroom duplexes. The units are to
be 9 compatible with Patch-Chaffee.

10 The Senior NCO units are to be a
minimum 11 of 1350 square feet net. These units are to be
12 detached, single family housing units. For the
Senior 13 NCO units, there is an allowable net floor area
increase 14 while lowering the number of units. That is in
Section 15 01001-36, 5-3.2.

16 The Junior NCO units are to be a
minimum 17 of 1350 square feet net. These units may be
duplexes, 18 and the allowable net floor area increase for the
Senior 19 NCO units does not apply for the Junior units.

20 Exterior power shall be underground.
21 Point of connection per Fort Sam Houston exterior

22 electrical shop. Design, materials, and
installation of

23 exterior telephone distribution system will be
provided

24 by Southwestern Bell. Design, materials, and

25 installation, except trenching and backfilling, of
the

by 1 exterior CATV distribution system will be provided
2 Time Warner.

for 3 Provide cabling in each dwelling unit
other 4 future occupant-installed satellite dishes. All

5 electrical pretty much standard for houses. Thermal
6 performance requirements can be found in Section
7 01001-60. Each housing unit shall be provided with
8 central heating and air-conditioning system. In
lieu of

9 gas-fired, warm air furnace, split system electrical
10 cooling and gas-fired water heater option, Bid
Option 1,

and 11 shall provide ground coupled heat pump for heating
12 cooling and electrical water heater coupled to a
13 desuperheater for water heating

14 The overall structural system shall be
15 selected based on durability, maintainability, and
16 cost-effectiveness. With that, Barbara.

17 ACQUISITION PROCESS

18 MS. ZIMMER: Barbara Zimmer with the
19 contracting office in Fort Worth. Just as a
reminder,

20 when we get to the questions -- when we get to the
21 questions, if you will stand and give your name and
the
22 company name, that will help Arlinda. We will also
be

have 23 giving her copies of the sign-in sheet so she'll
24 correct spelling of the name of your firm and the
25 correct spelling of your name.

1 This project was issued on April 26th.

2 And as of today, the proposal due date is still June

3 11th. We -- This will be a one-phase RFP, meaning

that

4 you send in your technical design and firm

capability

5 all at one time. A technical team will evaluate for

6 compliance to the -- to all technical issues. And

once

7 that's been done and a report is handed off to the

8 source selection evaluation board, that board will

be

9 rating your technical and your design.

10 Once that Part 1 has taken place, then

we

11 will bring in your pricing. The technical is more

12 important than firms' capability, and the overall

13 technical rating is equal to price. We're asking --

We

14 had an amendment go out on Section 100110, which

tells

15 you what to submit. And I'd like to draw your

attention

16 to the fact that we -- for full-size drawings, we're

now

17 asking for an original and two copies. And then for

18 half-size, we're asking for an original and nine

19 copies.

20 We've also amended it to state that

21 within three days of the proposal's due date that

you do

22 provide all of your technical proposals on a CD-ROM.

23 Section 120, we outline how you will be evaluated.
Let

24 me back up to the performance forms that we've given
you

25 sample forms. It's important that when you mail
these

1 out to the companies that -- or the customers that
you
2 wish to give their opinion of your past performance,
3 make sure that that customer mails those forms to
us.
4 The forms should not come from you. If they come
5 directly from your office, they will not be
evaluated.

6 Another item that is helpful on the
7 performance forms: If your construction contractor
is
8 teaming with the design firm, we need both names on
the
9 performance ratings. And if you could just add it
to
10 the bottom, this is being submitted by McGoldrick or
11 Hunt or Spundt or Jordan, and then have your -- the
12 subcontractor's information in there. But we need
to be
13 able to tie these performance -- past performance
forms
14 to one team.

15 When you are submitting information on
16 the small bit -- small disadvantaged utilization
plan,
17 please note that we need names of firms and we also
need
18 to know the dollar amounts anticipated to be awarded
to
19 those firms. We also state that you must confirm on
the
20 SBA, the Small Business Administration, web site
that

21 these firms are, in fact, certified as small
22 disadvantaged businesses in their permit system.

23 That SDB information is outlined in

24 Section 110, but we state there that is to be
submitted

25 with your Volume 3 pro forma items. The small

1 disadvantaged business utilization plan is not to be
2 submitted with the technical proposal.

3 Also of note: It's important that on
the
4 copies of your proposal that you number each of
those
5 copies. There's also a form in this solicitation to
--
6 that reflects how you calculate your self-performed
7 work. That item must come in with the proposal in
the
8 pro forma, Volume 3.

9 We have given you a sample of the
small
10 business plan. That is a sample only, as a guide
for
11 you. We also give you a sample form of how we want
the
12 small businesses listed -- their name, the type of
13 discipline or the supply, the item of supply that
they
14 are providing. List all of those. This will --
This
15 solicitation will result in a firm, fixed price,
single
16 award.

17 We have also given you in this
18 solicitation in Section 0120 the evaluation
procedures.

19 We tell you exactly how to -- the definitions of --
of
20 how we evaluate. We give you definitions for the

21 ratings -- all of the ratings, unacceptable through
22 excellent.

23 Are there any questions on the
24 solicitation with the submittal? Submittal only?

25 MR. SINTON: Tom Sinton, Hunt Building

1 Corporation. Barbara, when you talk about the
number of

2 copies of drawings, you said original. What do you
mean

3 by original drawing?

4 MS. ZIMMER: You stamp one "original,"

5 and you can duplicate the copies. I want original -

-

6 stamp it original, and then give me two additional.

7 MR. SINTON: Also the timing of the

8 submittal of the ROM -- the CD-ROM?

9 MS. ZIMMER: Right now, the submittal
due

10 date is June 11th. The CD-ROM will be required to
be in

11 my office by 4 p.m. on the 14th.

12 MR. SINTON: Okay. Thank you.

13 MS. ZIMMER: Okay. Any other
questions?

14 CONTRACT ADMINISTRATION

15 MS. MURPHY: Hi. I'm Patty Murphy
from

16 the Fort Worth District Engineering and Construction
17 Division, contract admin section. I'd like to talk
to

18 you about some of the contract admin requirements of
the

19 contract. Specifically, I'd like to point out some
of

20 the things that are different between our design
build

21 contract and our typical construction contracts.

22 First would be order of precedence
23 clause. In this clause we tell you the order of
24 precedence. Deviations and betterments take
precedence,
25 then the requirements of the solicitation, then the

1 contractor's proposal, and finally, the 100-percent,
2 government-accepted construction documents. This
clause
3 also tells you that then you submit your -- your
4 100-percent design documents. If you have given us
5 something in the 100-percent construction documents
6 after award that exceeds the minimum level of
quality
7 that was established at contract reward, that will
8 become the new level of quality. So be sure to
check
9 your construction documents before you send them to
us.
10 If you give us something that's a higher quality
than
11 what the RFP requires at 100 percent, that's your
new
12 standard that you have to meet.
13 Proposed betterments clause: That's
also
14 in Section 800. That defines what a betterment is.
Be
15 sure and take a look at that because we will hold
you to
16 anything we identify as a betterment, and you'll be
17 required to meet that after contract reward.
18 Warranty of construction work in
section
19 800: That's basically the same clause that you're
going
20 to see in the regular construction contract with the
21 exception of design. As you know, there's a one-

year

22 limit on design. The one-year warranty will apply
to

23 all your other warranty contract design
construction.

24 Recommended insurance coverage:
Because

25 you are responsible for the design and the
construction,

1 we recommend that you get some kind of liability
2 insurance to cover you on the design. That's not
3 required, but it is a recommendation in the clause.

4 Value engineering after award: Value
5 engineering does apply to the design build and to
the
6 housing project with the exception of anything that
I
7 will give you in performance criteria. There's no
value
8 engineering on anything in the performance criteria.

9 That would only apply to the descriptive
requirements of

10 the contract.

11 And the last thing I'd like to point
out

12 is Section 1330, construction submittals.
Construction

13 submittals are required to be approved not only by
the

14 construction quality control but also by the
designer of

15 record before they're submitted. And that applies
to

16 whether it's a government-approved submittal or a
17 contractor-approved submittal. And unless it's
noted

18 otherwise in the solicitation, everybody gets
19 contractor approval. There's very few things that
the

20 government will approve on.

you 21 Proposal format: I'd like to remind
22 the evaluation team is going to spend a lot of time
23 looking through your proposals. Please help us out.

24 Put everything in the format that's spelled out in
25 Section 110 and 120. We will review everything you

1 submit, but if we can't find it, you're not going to
get
2 credit for it. Keep it in the order that it's
called
3 out in Section 110 and we're more likely to find it.

4 Funding: The price proposal schedule
5 notes tells you that we have \$10 million set aside
for
6 this project. That's for design and construction,
and
7 that's the one we need you to stick to when you're
8 pricing up the project, \$10 million. Anything over
\$10
9 million could possibly --

10 MR. WRIGHT: I talked earlier. It's
11 going to be lower.

12 MS. MURPHY: It's going to be lower?
13 Okay. 9.3 million -- I'm sorry -- for design and
14 construction. Anything over that amount, it's
possible
15 your offer will be rejected and we won't be able to
16 award to you.

17 Schedule: In Section 1000, it tells
you
18 there's 600 days allowed on this contract for design
and
19 construction. As part of your proposal, you can
propose
20 a schedule. It can be 600 days or anything less
than
21 that. And we will consider offers that are less
than

22 600 days in making that proposal.

23 Something new in the contract, it's a

24 warranty payment item. It's shown on the bid
schedule.

25 It's not a separate bid item. But 1 percent of the

1 contract award amount will be withheld for warranty
2 payment. So if there's problems during warranty,
we'll
3 use that 1 percent to try to get warranty out as
4 directed. So be aware of that when you're getting
the
5 proposal together.

6 And the last item is gas service. Gas
7 service here at Fort Sam Houston is privatized, and
8 you'll need to coordinate with City Public Services
for
9 the design and construction of the gas line. CPS
will
10 design and install the gas line up to and including
the
11 meter. There's a bid item on the bid schedule.

We've
12 preset that amount at \$150,000, so you don't need to
13 worry about coordinating with CPS right now for a
14 price. Once the work is done, we will pay you based
on
15 the actual invoice from CPS. So that amount will be
16 adjusted upward or downward based on what the action
17 costs for the work done. Are there any questions
about
18 the contract admin?

19 MR. SINTON: Tom Sinton, again, with
the
20 Hunts. On the budget that you anticipate having, is
21 that an absolute budget where any proposal over that
22 will be nonresponsive, or is it possible the

government

23 could consider a proposal over that?

24 MR. WRIGHT: It's possible.

25 MR. SINTON: Okay.

1 MR. MCGOLDRICK: Pat McGoldrick,
2 McGoldrick Construction. Did you say that the CPS
fee 3 was going to be set by the government on the bid
4 schedule?

5 MS. MURPHY: Yes. We're setting it at
6 \$150,000.

7 MR. MCGOLDRICK: Okay. By amendment?

8 MS. MURPHY: By amendment.

9 MR. WRIGHT: Like I mentioned earlier,
we 10 have received some written questions in advance; so,
11 John, did you want to start with the ones that you
12 have? And we will read the question and read the
answer 13 to those that we have. Again, those that we
received 14 late, we will answer the ones we can and post the
15 answers to the others.

16 QUESTIONS

17 MR. OBLACK: We received some
questions 18 the other day from Spectrum. It was about 25 -- 24
or 19 25 questions. The first one deals with site
density.
20 It's about the site, questions where the site is
bound
21 on the north and south by Hardee Road and Wilson
Street

22 and the east and west by Patch Road and Forage
Street.

23 MR. WRIGHT: Excuse me. Could you get
24 closer to the microphone?

25 MR. OBLACK: I'm sorry. The question
was

1 basically defining the site. It shows it to be
bound on

2 the north and south by Hardee Road and Wilson Street
and

3 on the east and west by Patch Road and Forest
Street.

4 And this is approximately 46 net acres.

5 The site area drawing sheets 1 of 7 to
7

6 of 7 shows a smaller area of approximately 14 acres

7 within these bounded streets. Okay. The response
is:

8 Paragraph 1-2.3.2 defines the site bound on the
north by

9 Hardee Road and on the south by Wilson Street. The
area

10 was recalculated, and it is 46 acres and that is

11 correct.

12 Question is: The section requires

13 accessible use to be located along Chaffee Road
north of

14 existing Unit 881 since this area is north of the
area

15 described in Section 1001-1. And this area is within
the

16 boundaries described in response to Question 1.

17 Number 3: On Page 110-1, Paragraph 2-
C,

18 two drawing sheets that provide 9 copies of
drawings.

19 Anyway, this would be corrected by amendment. The

20 correct number of sheets would be full size,
original

21 and two copies; and half sizes would be original and
22 nine copies.

23 Number 4: Volume 1 -- Volume 2 and 3
24 state the number of copies required for each volume;
25 however, Volume 1 does not show this information.

And 1 Please clarify the number of copies for Volume 1.
2 that will be clarified by an amendment as well, and
3 that's original and nine copies.

2. 4 MR. WRIGHT: John, that's in Amendment
5 MS. MURPHY: Amendment 2, okay.

Number 6 5: Form 1442, Section 13-A states original and 10
7 copies; however, on Page 110-11, Paragraph 4.D-1
states 8 nine copies of catalog cuts and other technical
data. 9 Please clarify the number of copies required for
10 submission. And that is also clarified in Amendment
2. 11 Number 6: Attachment 3 is provided in
12 the RFP; however, there is no reference regarding
this 13 attachment in Section 110. This will be deleted by
14 amendment -- I believe it's Amendment 3.

15 Number 7: Position of water and sewer
the 16 main relative to streets is not specified. Is it
17 proposer's preference to have the water and sewer
mains 18 in the street pavement or out of the pavement and
19 sidewalks? Response is: Reference Paragraph 2.5.3
of 20 the SWDAEIM Manual provided as Attachment 6,
Paragraph 21 3-2A of Technical Manual 5-813-5 and Paragraph 2-3

of

22 Paragraph -- excuse me -- of TM 5-814-1.

23 Okay. Number 8: The national
standard

24 plumbing code is listed; however, in part 8-1, Page

25 1001-622, the international plumbing code is
referenced

1 for design purposes. Please clarify which code it
2 governs. Response is: Reference Section 1001-13.
The
3 intended plumbing code is the international plumbing
4 code.

5 Number 9: What material do the
existing
6 water mains consist of? The existing materials are
not
7 known, and we will have to verify the location of
8 materials.

9 Number 10: The stated requirement of
500
10 gallons per minute is generally only for single-
story
11 units. Because two-story units are permitted on
this
12 project, will a higher fire flow be required for
these
13 units? Yes. Since two-story units are allowed, the
14 requirement for 750 gallons per minute will be added
by
15 amendment.

16 Number 11: What material do the
existing
17 sewer mains consist of? That's basically No. 9. We
18 don't know. We have to verify it.

19 Number 12: Section 4.3.1 says minimum
20 main size is eight inches; however, the last
sentence in

21 Section 4.3.6 says due to inadequate flow, six-inch

22 mains will have a minimum slope of .6 percent, which
23 implies the use of six-inch mains. Are six-inch
mains
24 allowed on this project? Response is: Paragraph
4.3.1
25 refers to sewer mains being a minimum of eight
inches.

1 Paragraph 4-3.2 addresses building laterals being a
2 minimum of six inches. The last sentence of
Paragraph
3 4-3.6 states when the required two FPS flow velocity
of
4 the average flow rate cannot be met in gravity sewer
5 lines, lateral or main, in parentheses, due to
6 inadequate flow, a minimum slope of .6 percent shall
be
7 provided for the six-inch lines and .4 percent for
the
8 eight-inch lines. The criteria does not state that
9 six-inch mains are allowed.

10 Number 13: This paragraph calls for a
11 minimum of six-inch sewer laterals to serve a
housing
12 unit. Was this intended to be for building
laterals?

13 Six-inches is typically very oversized for unit
sewer
14 mains. Response is: Paragraph 3-2 of TM 5-814-1
states
15 that six-inch minimum lines are to be used for
building
16 connections regardless of flow and depth. This the
17 requirement up to the five-foot building line. The
18 lines' size inside of the unit should be sized to
meet
19 the requirements of that unit.

20 MR. SOSA: I'll cover 14 through 17.

21 MS. MURPHY: Okay. We'll skip to
number

22 18. This paragraph calls for fire extinguishing
systems

23 for the kitchen range hooding. We have not seen
this

24 requirement for some time in this kind of project.
Is

25 this really something that is desired for this
project?

1 The response: The kitchen range hood fire
extinguisher

2 is a requirement.

3 Number 19: Paragraph calls for below
4 slab -- I'm sorry -- Section 1001-62, Paragraph 8-3,
5 this paragraph calls for below-slab DWB piping to be
6 cast iron with hub and spigot joints. Hub and
spigot

7 joints are very unusual construction and currently,
the

8 piping is difficult to obtain. Recommend allowing
AVS

9 or PVC piping below slab, which is typical for
10 residential construction. If the piping must be
cast

11 iron, recommend allowing nohub joints. Response is:

12 The requirement for cast iron hub and spigot DWB
piping

13 below slab is correct. Nohub joints will not be
14 considered for below-slab piping.

15 Number 20, international plumbing code
is

16 referenced in Paragraph 8-1 as the government
plumbing

17 code; but then in 8-3, the national plumbing --
national

18 standard plumbing code is referenced. Recommend
19 utilizing a single code for the project. Response
is:

20 Reference Section 1001-62, Paragraph 81 and 83, the
21 international plumbing code is the intended code

22 referenced and it will be amended.

23
question Number 21: This is a repeat of

24 19.

25 Number 22: Hose bids are specified in

9 1 1001-64, Paragraph 8-8 as standard type. Paragraph
 2 requires that all piping be routed on warm side of
 3 insulation, et cetera, to deal with pipe freeze
issues.

 4 This being the case, is it desired that the hose
bibs be

 5 specified as frost-proof type? Response is:

 6 Frost-proof type hose bibs are not required.

 7 Next question: Paragraphs 10-6 and
10-12

 8 provide conflicting requirements for installation of
 9 bathroom exhaust fans. Please clarify. Response
says:

 10 Reference Section 1001-77, Paragraph 10.7. Paragraph
 11 10-10.7 will apply to the kitchen hood exhaust fans.

 12 Bathroom exhaust will be as covered in Paragraph 10-
12.

 13 And Question 24: On the cover sheet
of

 14 Attachment 2, outline specification, it states that
MS

 15 Word 2000 version of this document was provided on
the

 16 solicitation CD; however, we cannot find this
document

 17 on the CD. Please provide either through e-mail,

 18 internet, site location, or as amendment. Response
is:

 19 It will be amended.

 20 That's all that I have. Any
questions?

21 MR. SOSA: Arturo Sosa. Question 14
asks
22 the allowable net area increase. We covered that.
The
23 question is: Please clarify which is more desirable
to
24 the Army: Are 18 Senior NCO units with 50 percent
max
25 floor area increase more desirable than 20 units
with

1 less flooring? The response is: 18 Senior NCO
units

2 with 50 percent increase of floor area are
considered a

3 betterment over 20 units with minimum flooring.

4 15: Please clarify the building code

5 reference. This paragraph uses the international

6 building code while Paragraph 2-6.18 and 2-6.21

7 referenced one and two-family dwelling code and ICBL

8 uniform building code. Response is: 2000
international

9 building code and 2000 international residential
code is

10 correct. It will be amended.

11 Question: Please consider omitting
the

12 minimum area of 50 square feet for mechanical
equipment.

13 Footnote 8 should yield the room of adequate size to

14 accommodate the equipment and added space
requirement

15 for maintenance. I will amend the paragraph, the

16 leading of 50 square foot requirement. You still
need

17 enough room for mechanical, but there's also a
question

18 later on about work space -- a flat surface for

19 mechanical -- mechanical to be able to work on to do

20 some work. So you need to include that in -- in
your

21 solution.

22 Slopes -- Question: Slopes for roofs
are
23 to match the pitch established by Patch-Chaffee.
Please
24 clarify in paragraph by providing the specific roof
25 pitch to be used. Maintain the one to two-pitch

new 1 established at Patch Chaffee. That will be in the
2 amendment.

3 Another set of questions came up.
of 4 Section 00120, Page 10, Paragraph L-4A, evaluation

5 cabinet finishes. Please clarify what cabinet
finish is

6 being evaluated. I suppose that depends on the
cabinets

7 being submitted, whether it's a laminate, a wood
finish,

8 a stain, a paint. Depends on what's submitted.

9 Question 5: Section 120, Page 10,
that 10 Paragraph M-2, vanities. This paragraph indicates

11 the evaluation is for vanities with or without
12 cabinets. Does this suggest that vanity cabinets
are

13 not required or are optional? Vanity cabinets are
not

14 required, but there's a desire for them to maximize
the

15 amount of storage space. Cabinet would be some
ideal

16 storage space.

17 Section 01001, Page 44, Paragraph
18 5-10.45, equipment room. Can the flat floor in the
19 equipment room serve as a required flat surface for
20 maintenance people to do work, or does a counter
have to

21 be provided? The flat floor service is adequate for

the

22 work area.

23 Section 01001, Page 45, Paragraph 5-3,

24 roof slope. What is the roof slope? One and two.

25 Same Section, Page 48, Paragraph 5-

18.2,

1 exterior storage doors. If the garages are
attached,

2 are doors required for exterior storage? If access
to

3 the storage is from the garage, as long as the
garage is

4 secure, I do not see why it would be required unless
it

5 had -- it had to be rated for storage of yard

6 equipment -- lawn mowers, gas-powered equipment.
That

7 would depend on the design. Those are all the
questions

8 I have unless you have any more?

9 MS. ZIMMER: I believe that most of
these

10 have been answered already. First question is
Section

11 for bid schedule, Page 5. The cost limitation of \$10

12 million. And as we stated earlier, that will be
amended

13 to reduce it to 9.3. That will -- In turn, we will
amend

14 Section 100, Page 3, Paragraph 2. The estimated

15 construction will be changed from 5 to 10 million.

16 Again, the question was asked about
the

17 number of copies. That was corrected in Amendment 2
to

18 require nine copies of the technical proposal. The
1442

19 states 10-1442 will be amended to reflect the nine.

20 That's all the questions on the solicitation
submittal

21 that we had.

22 MR. WRIGHT: There was one more
question

23 on that series that I think we can answer here, and
that

24 was Question No. 7. It asked about the handicap unit

25 locations. It says that the handicap units are
located

1 at the northern portion of the site. Out of
curiosity,

2 what is the reason for that requirement?

3 We felt because this was an existing
4 developed area, that there were amenities on that
end of

5 the site that would lend themselves to
accessibility,

6 particularly, the library and I think there's some
7 walking paths that -- that extend out beyond that
area

8 and it ties to another housing area. We just felt
that

9 the accessibility issues or availability there was
10 something that we desired. Normally, you would
disperse

11 those units throughout the housing area, but here we
12 felt there was good reason to put them in one area.

13 Those are all the answers that we have
14 from those that were submitted from Hunt Building.
We

15 will answer the rest of those in the next few days,
16 hopefully. And now we'll take us on to some that we
17 received today.

18 MS. MURPHY: Patty Murphy. These
19 questions were submitted by Pat McGoldrick,
McGoldrick

20 Construction. Question No. 1: Section 01016-3.1.3
says

21 either metric or English units may be used. But
Section

22 00110-4E notes under tables for site design and
housing

23 unit design says metric is preferred. Section 00120

24 does not list the metric evaluation item. Please

25 confirm whether metric is preferred or an evaluation

1 item and remove the metric preference notes in
Section

2 00110.

3 English units may be used if they
enhance

4 competition. If they give you better pricing going

5 English instead of metric, that's fine. Go ahead
and

6 use English. It's not an evaluation item, whether
to

7 use English or metric. If the proposal is not
metric,

8 it's your responsibility to convert the survey and
any

9 other documents that are in metric to English units.

10 And you need to be consistent and use the same unit
of

11 measure for the entire project. Do not mix English
and

12 metric.

13 Question No. 2: Section 00110-32 does
14 not list the full-time, on-site scheduler and the
key

15 personnel for proposal submission. The scheduler is

16 required under Section 01320A. The scheduler is not

17 required to be submitted as part of your proposal.
It

18 may be submitted. The list in Section 110 is the

19 minimum list.

20 Question No. 3: Please confirm if the

21 use of corps engineer guide specs is not required

and if

22 AIA specifications can be used. That's correct.
Guide

23 specs are not required. You may use AIA or
commercial

24 specs.

25
technical Question No. 4: Does the geo-

1 report need to be submitted for approval before the
2 foundation design can proceed? The answer is no.
3 If the contractor uses ribmat slabs
from
4 the solicitation for the foundation design, can the
5 foundation design proceed without approval of the
6 geo-tech report? The answer is yes. They're both
7 supposed to be submitted together. We do not
approve
8 the geo-tech report or the design. That's the
9 contractor's responsibility to approve the design.
We
10 will review both documents for compliance with the
RFP
11 and we will accept them for construction, but we do
not
12 approve them.
13 Number 5: Will garages be evaluated
as
14 betterment? Amendment 2 changed the garages to
15 carports. Are carports preferred? We changed from
16 garages to carports because we didn't think we could
17 afford garages. If garages can be provided within
the
18 available funds limitation, that will be considered
a
19 betterment. If you provide garages and it exceeds
our
20 funds limitation, it's not going to be considered
21 advantageous to us.
22 Question No. 6: What are the project

23 limits? What is the scope of work for the existing
24 streets which we -- which we assume will remain in
the
25 same locations? We will have to clarify that by

1 amendment. I'm not sure of existing streets.

2 MR. WRIGHT: Open for questions from
the

3 floor if you have any.

4 (No response)

5 MR. WRIGHT: Then we'll move on to the
6 site visit.

7 MR. SOSA: Just before the site visit,
a

8 question had come up about the park. There was a
9 monument here and a park here. And I was wondering
if

10 you could construct on that? Here's the park,
there's a

11 monument here, and a playground right here. And the
12 question was asked whether housing could be
constructed

13 into that area because it's kind of tight here
keeping

14 the density.

15 Just so we're all on the same page,
the

16 intent was not to construct in that playground area.

17 However, if there's some more land between the
18 playground and what I show as the construction site,
19 then that can be used if you so desire.

20 MR. WRIGHT: How much time do y'all
think

21 you'll need on the site visit? I know some of you
22 already walked the deal. Anybody got a time line

that

23 they would like to follow and we can set a
reconvene?

24 MR. GOLDRICK: From our point I think
we

25 walked the site all we need to.

in 1 MR. WRIGHT: How about you-all be here
2 30 minutes or so. Y'all have seen it? You're
3 satisfied? All right. Then we'll dispense with the
you 4 part if y'all have spent the time that you feel like
5 need to out there.

6 Are there any other questions or
concerns 7 or issues that you want to address? Go ahead, sir.

8 MR. SINTON: Tom Sinton, Hunt Building
9 Corporation. Is there a desire to segregate the
SNCOs 10 and the NCOs or mix them?

11 MR. WRIGHT: Boy, I'm thinking on that
12 one. Would that ...

13 Okay. I think we're going to have to
14 spell that out because there was some discussion and
15 we'll need to clarify with the Fort Sam folks.
16 Currently, the existing housing is Senior NCO, and
there 17 was some discussion during our planning stage.

18 MR. SINTON: I mean, some of the main
19 signs on there are Staff Sergeant.

20 MR. WRIGHT: Were they? All
21 right. We're going to need to clarify that. I
think in 22 some of the scheming, it was done different ways,
and I 23 don't know that a preference was ever presented, and

a 24 therefore, not reflected in our documents. But it's
 25 good question.

1 MR. SINTON: One more. I promise that
2 will be it. The RFP referenced some bus stops, but
3 didn't talk about how many or where they might be
4 desired or required. Do you have any reference on
5 that?

6 MR. WRIGHT: Not right now. That's
why
7 we didn't answer the question. The city buses used
to
8 travel through Fort Sam. And under the current
security
9 at the installation, they don't anymore, so there's
some
10 question whether they would be used if they were
11 provided.

12 MR. SINTON: Tom Sinton again. There
are
13 a couple of issues that have come up here relative
to
14 the definition of site -- or clarification of site
15 boundaries and even just in the recent amendment
about
16 the garages versus carports. Is there any
consideration
17 given for extending the time that this proposal is
due?

18 MR. WRIGHT: No.
19 If there are no other questions ...
20 Anything from the group? All right. That concludes
the
21 conference, then. Thank y'all for attending. We
look

22 forward to seeing your submittals and making our
23 selection. Thank you.

24 (Proceedings concluded at 2:10 p.m.)

25

1 COURT REPORTER CERTIFICATE

2 COUNTY OF BEXAR

3 STATE OF TEXAS

4 I, ARLINDA RODRIGUEZ, Certified Shorthand
5 Reporter in and for the State of Texas, do hereby
6 certify that this transcript is as true and correct

a

7 record as possible, transcribed by me through
8 computer-aided transcription.

9 I further certify that I am not a relative
or

10 employee or attorney of counsel of any of the
parties;

11 nor a relative or employee of such attorney or
counsel

12 for any of the parties hereto, nor interested
directly

13 or indirectly in the outcome of this action.

14 In witness whereof, I do hereunto set my
hand

15 on this 23rd day of May, 2001.

16

17

18

19

20

21

22

23

Arlinda Rodriguez, Texas CSR 7753
Expiration Date: 12/01/02
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